

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: PL/26/0376 Householder planning permission

Address: 6 LARISSA CLOSE, TILEHURST, READING, RG31 6LE

Proposal: First-floor extension over the existing garage and a rear part single storey flat roof extension, part first floor extension.

Applicant: Mr & Mrs J & C Knights

Received date: 19/03/2026

Target Decision date: 14/05/2026

Case Officer: Gary Miles

Agreed extension of time until 20/05/2026

1. SITE DESCRIPTION

The application site consists of a two-storey detached dwellinghouse, constructed circa 1970's with striking angled roof slopes, with split elevations, set forwards and backwards. The property is prominently positioned within Larissa Close and backs on to Arthur Newbery Park. The property has off-street parking and retains the existing garage. The property is not listed or in a conservation area.

Site visit date: 14th April 2026



Front elevation



Rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a first-floor extension over the existing garage and a rear part single storey flat roof extension, part first floor extension with first floor Juliette balcony to the rear elevation. The rear extension has a maximum projection of 3.5m whilst the first-floor element will extend by 2m. The ground floor rear element will have a flat roof with skylights, and large patio doors to the rear garden. The elevation to the rear will be one continuous flank wall straight across the back of the house. The front extensions include a bedroom above the garage with long tall window and spandrel panel above. New floor to ceiling windows along west elevation, solar panels and fenestration changes to property.

Plans and documents considered:

Drawing no: SP-001 Site Plans, dated Mar 26

Drawing no: PL-001 Existing Plans & Elevations, dated Mar 26

Drawing no: PL-002 Proposed Plans & Elevations, dated Mar 26



Design & Access Statement (LMAD Architectural) dated Mar 25

Received by the LPA on 19th March 2026

Drawing no: PL-003 Tree Plans -Existing & Proposed, dated Mar 26

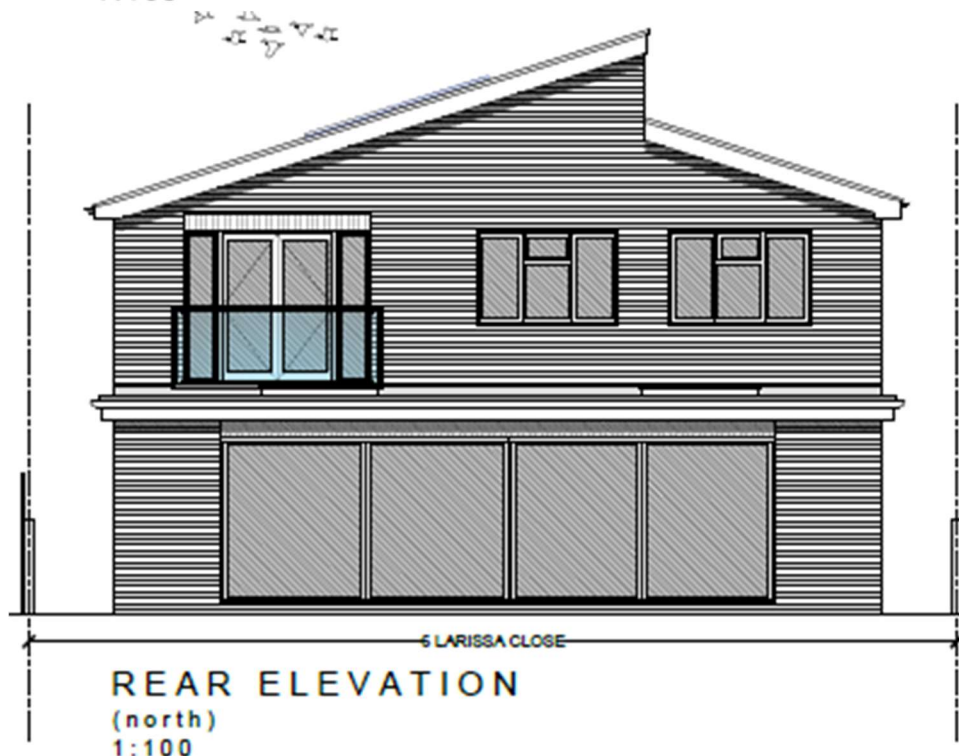
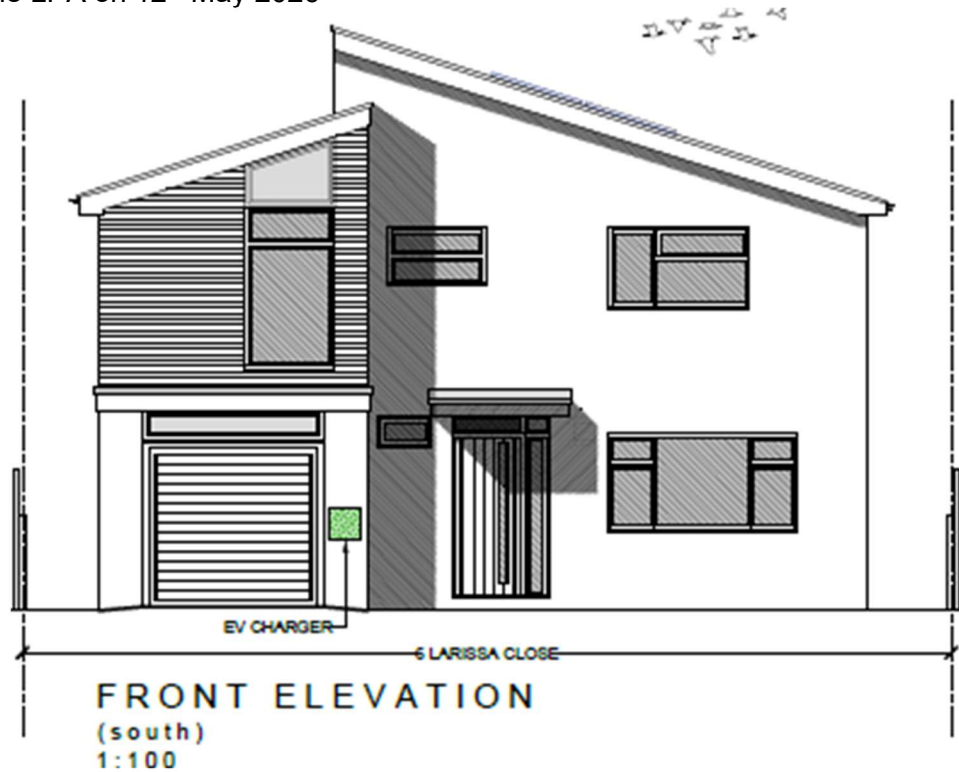
Received by the LPA on 1st April 2026

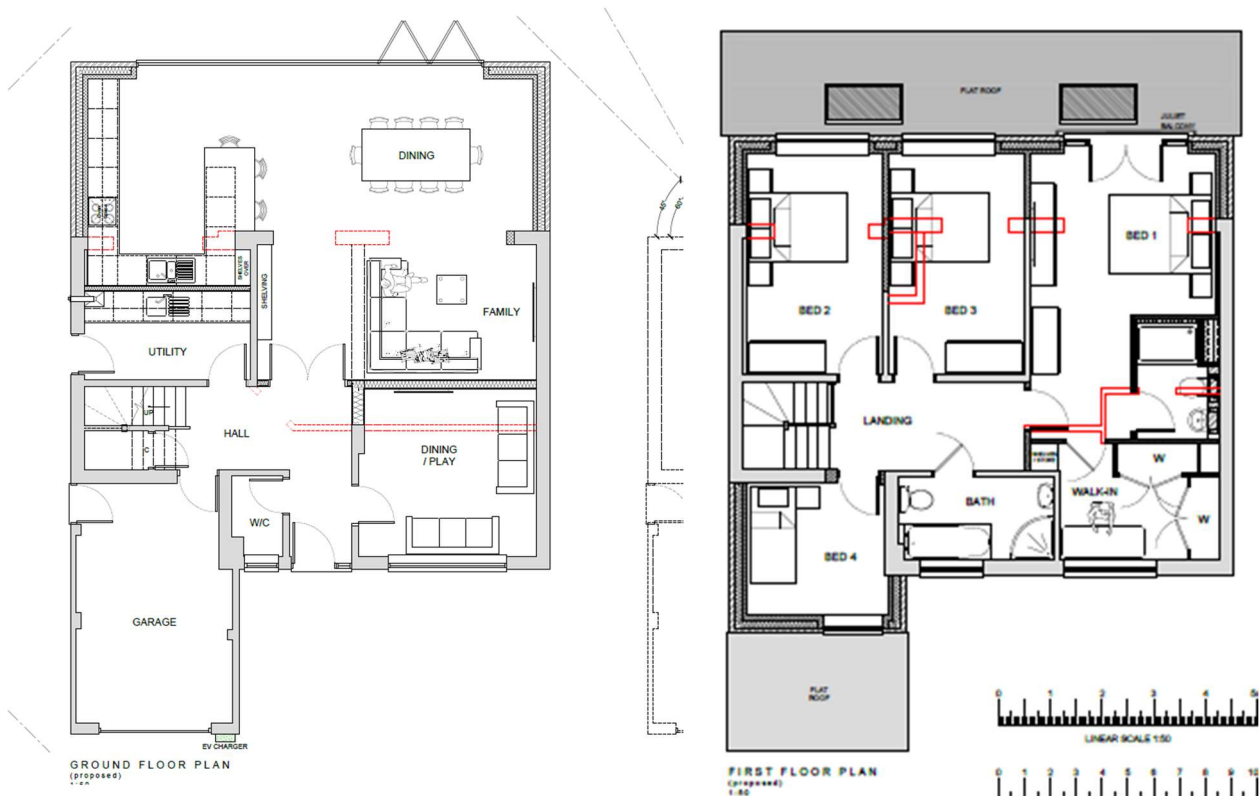
Drawing no: PL-002 rev A Proposed Plans & Elevations, dated Mar 26

Received by the LPA on 1st May 2026

Preliminary Roost Assessment ref: SWE-P26-0353-R1 (Sam Watson Ecology) dated May 26

Received by the LPA on 12th May 2026





3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

- Trees – Natural Environment

Trees appear to be more than 15m away from the proposal confirmed by officers site visit and photographs. No objections in terms of harm to trees.

- Bats – Ecology Officer

The house may host roosting bats and to confirm whether this is the case, and if so, how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application, or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

The bat survey report (Sam Watson Ecology, May 2026, ref: SWE-P26-0353-R1) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There would therefore no objections to this application on ecology grounds.

External

- A site notice was installed at the property on 14th April 2026 and left in place for 21 days.

No letters of representation have been received.

5. EQUALITY ACT 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application.

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

In terms of character and appearance the agent has worked with officers to protect the existing property as much as possible. The proposed first floor front extension above the garage has been reduced in depth by more than 2m. The agent has mirrored the existing floor to ceiling window from the original front elevation to the new front elevation – the window serving bedroom no.4 along with a spandrel panel above, respects the character of the host property and original features of the adjacent neighbouring properties. The roof above the first-floor front extension marries in seamlessly with the existing roof and retains the unique angled roof form characteristics. The front extension is now considered modest. The rear extensions along with the solar panels and fenestration changes are considered acceptable in terms of character. Materials will match existing.

The proposal is considered compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Both the first-floor front extension and the ground floor and part first floor rear extensions are not considered overbearing. The 45-degree and 60-degree lines are respected in terms of neighbouring properties both for the rear and front elements. Its not considered any additional harm is formed by the introduction of the Juliette balcony than already present with the rear facing windows. A private courtyard will be created directly to the rear elevation of the neighbouring (easterly) property as a direct result of the 2m first floor rear extension at the host property.

The property retains ample outdoor amenity space for socialising and relaxing.

The proposal is considered acceptable and complies with policies CC8 and H9 of the Reading Borough Local Plan 2019 subject to conditions.

Ecology matters

The application site is close to parkland including open spaces and mature tree to the rear (Arthur Newbery Park) which provide excellent habitat for roosting and commuting bats.

The proposals include a first-floor side extension which would impact the main roof space and hanging tiles to the rear of the building. As such, there is a risk that the proposals may affect roosting bats and a bat survey report will need to be provided before this application can be determined.

The agent undertook and submitted a Preliminary Bat Roost Survey Preliminary Roost Assessment ref: SWE-P26-0353-R1 (Sam Watson Ecology) dated May 26

The ecology officer reviewed the preliminary bat roosting assessment, and confirms the report has been undertaken to an appropriate standard and concludes minimal risk to Bats

Officers consider the proposal is compliant with policies EN12 & H9 of the Reading Borough Council Local Plan (2019).

Tree matters

Prior to the site visit natural environment officers identified trees located in Arthur Newbery Park, located behind the host property. Planning officers obtained photographs and calculated distance from trees at the time of the site visit. The agent submitted a plan (Drawing no: PL-003 Tree Plans) showing tree positions and distances from the proposed development.

The natural environment officer concludes that there is minimal harm to the mature trees at the rear of the property located in Arthur Newbery Park and no work is within the root protection area (RPA). Trees are further than the minimum 15m from the development.

The proposal is considered acceptable and is compliant with policies EN14 and H9 of the Reading Borough Local Plan 2019 subject to conditions.



8. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

9. RECOMMENDATION

GRANT

TL1
AP1
M1
PD5